

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Total Restoration, L.L.C.
1038 Commerce Blvd
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY TWO THOUSAND FIVE HUNDRED and 00/100 Dollars (\$52,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, DAVID P. GRAY and CELESTE NUNNALLY f/k/a CELESTE GRAY, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto TOTAL RESTORATION, L.L.C., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Legal Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current zoning and use restrictions.

~~\$52,500.00~~ of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 30th day of January, 2020.

A standard 1D barcode is positioned at the top of the document, consisting of vertical black bars of varying widths on a white background.

David P. Gray
David P. Gray

Celeste Nunnally
Celeste Nunnally

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David P. Gray and Celeste Nunnally, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

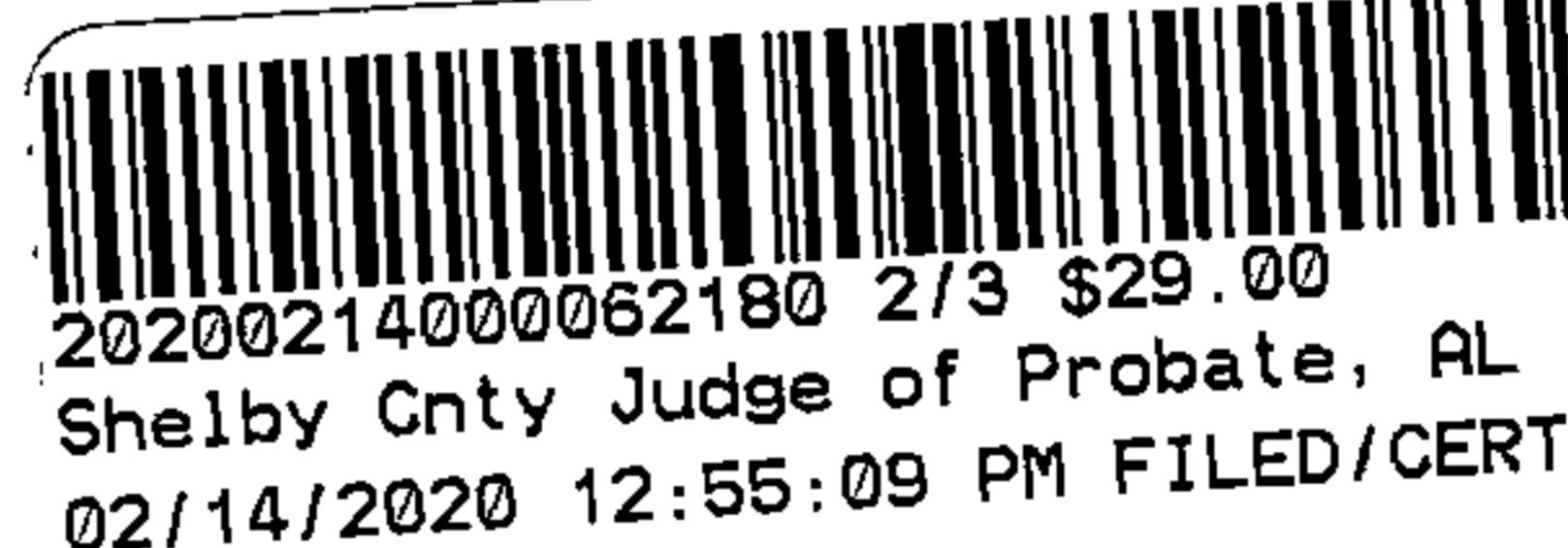
Given under my hand and official seal, this 30th day of January, 2020.

M. D. Dell
NOTARY PUBLIC

EXHIBIT "A"

Legal Description:

A part of the N 1/2 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, more particularly described as follows: Beginning at the NE corner of the NE 1/4 of the NE 1/4 of Section 7, and run West along the North boundary line of said Section a distance of 1082.55 feet to point of beginning; thence continue West along said line 489.55 feet; thence South 46 Degrees 20 Minutes East 353.93 feet; thence North 43 Degrees 42 Minutes East 336.98 feet to the point of beginning.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David P Gray
Mailing Address Celeste Munnally
5744 Spring Creek Rd
Montevallo, AL 35115

Property Address 5691 Spring Creek Rd
Montevallo, AL 35115

Grantee's Name Total Restoration, L.L.C.
Mailing Address 1038 Commerce Blvd
Pelham, AL 35124

Date of Sale 1-30-2020
Total Purchase Price \$ 52,500.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-30-2020

Print Bryson D Hamlin

Unattested

(verified by)

Sign MDH

(Grantor/Grantee/Owner/Agent) circle one

